

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 600 WEST 22<sup>ND</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-3 TO C-1 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; GRANTING A CONDITIONAL USE TO ALLOW A GROCERY/GENERAL RETAIL STORE IN A C-1 ZONE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. Johnny Hudspeth, P. O. Box 15485, Little Rock, AR 72231, seeking a reclassification of the herein described land to a proposed commercial (C-2) classification, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on July 13, 2010; and

WHEREAS, the City Council desires to place certain conditions on the herein described land and proposes to reclassify the same to a C-1 classification to allow a grocery/general retail store with conditions; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, a revised Land Use Plan for the property herein described and being located at 600 West 22<sup>nd</sup> Street in North Little Rock, Arkansas, from Single Family to Quiet Business is proposed by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain land from R-3 to C-1 classification to allow a grocery store/general retail store on property located at 600 West 22<sup>nd</sup> Street in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 6, Block 4, Schaer's Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibit "A" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "B" and incorporated by reference.

SECTION 3: That a conditional use is approved to allow a grocery store/general retail store in a C-1 zone for the subject real property located at 600 West 22<sup>nd</sup> Street in the City of North Little Rock, Pulaski County, Arkansas (see Exhibit "C" attached hereto).

SECTION 4: That this conditional use shall be subject to the following:

- (1) Applicant must meet all applicable Federal, State, County and City laws, regulations and requirements;
- (2) Allow any retail uses that are permitted by a C-2 zoning classification;
- (3) No beer/liquor sales;
- (4) Allow five (5) parking spaces with no back out into traffic;
- (5) Hours of operation to be Monday-Sunday, from 6:00 a.m. to 11:00 p.m.;
- (6) No pole sign; only wall signs allowed;
- (7) No outdoor speaker/PA system allowed;
- (8) No outside display of goods;
- (9) Any outside lighting to be shielded and pointed downward;
- (10) Business license to be issued after Planning Staff confirmation that conditions have been met; and
- (11) Applicant/owner understands that failure to comply with these conditions may result in loss of the conditional use granted herein and/or loss of business license and/or removal of electric power meter.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 6: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 7: It is hereby found and determined that the reclassification, amended land use plan, and conditional use for the above-described land as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

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Mayor Patrick H. Hays

SPONSOR:

Beth White  
Alderman Beth White

ATTEST:

Diane Whitbey  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:30 A.M. P.M.

BY City Atty Carter

DATE 8-3-10

Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas

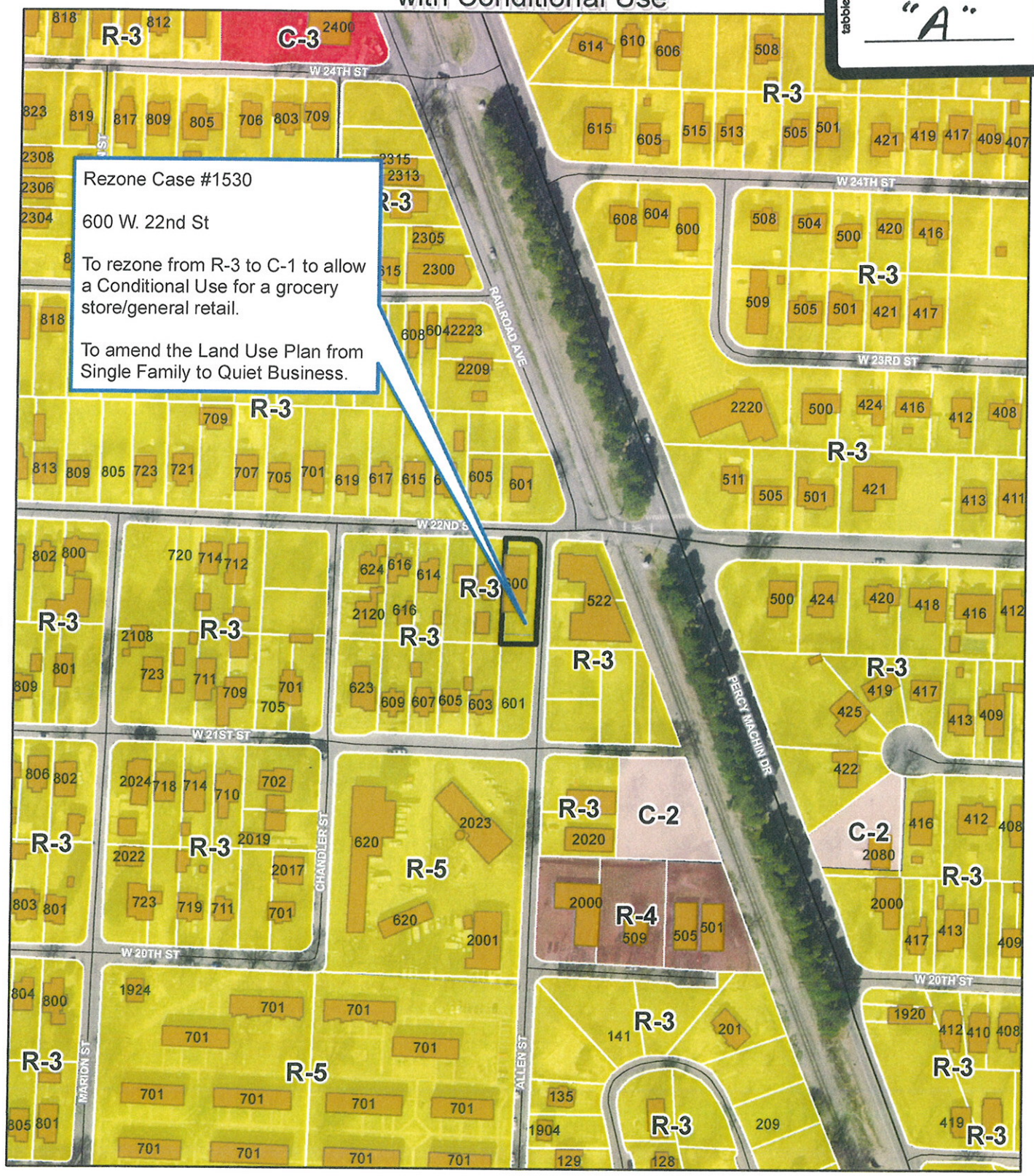
RECEIVED by A. Hodge



# Rezone Case # 1530 with Conditional Use

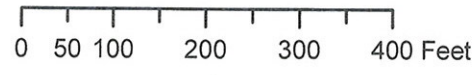
EXHIBIT  
"A"

Rezone Case #1530  
600 W. 22nd St  
To rezone from R-3 to C-1 to allow  
a Conditional Use for a grocery  
store/general retail.  
To amend the Land Use Plan from  
Single Family to Quiet Business.



Zoning Map

1 inch equals 200 feet





# Rezone Case # 1530 with Conditional Use

EXHIBIT

"B"

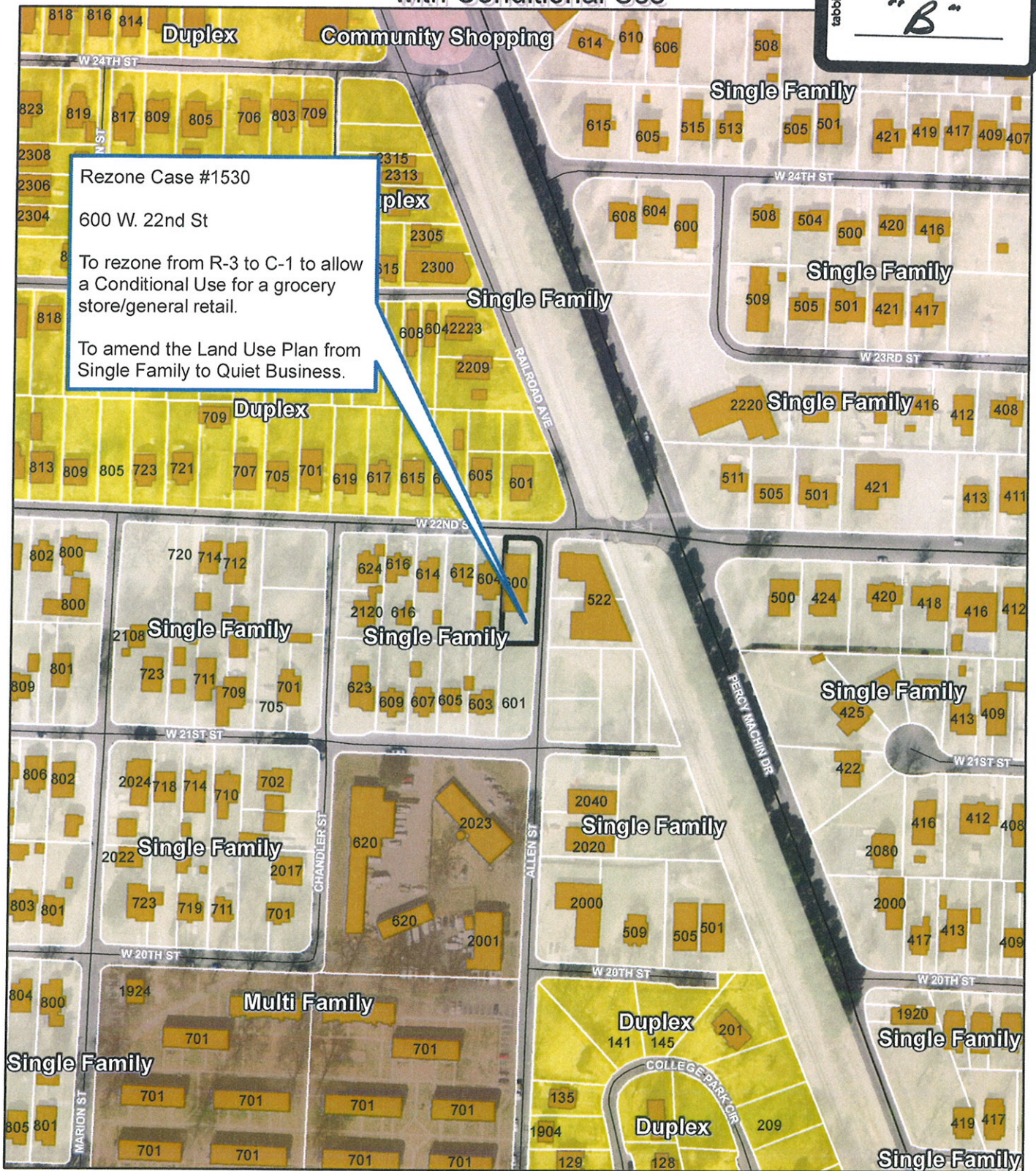
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Rezone Case #1530

600 W. 22nd St

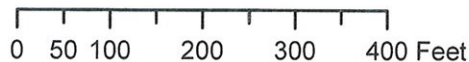
To rezone from R-3 to C-1 to allow  
a Conditional Use for a grocery  
store/general retail.

To amend the Land Use Plan from  
Single Family to Quiet Business.



Land Use Map

1 inch equals 200 feet



Wednesday, July 28, 2010 9:31:33 AM  
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# Rezone Case # 1530 with Conditional Use

EXHIBIT

tabbles

"c"

## Rezone Case #1530

600 W. 22nd St

To rezone from R-3 to C-1 to allow  
a Conditional Use for a grocery  
store/general retail.

To amend the Land Use Plan from  
Single Family to Quiet Business.



Ortho Map

1 inch equals 100 feet

0 50 100 200 Feet

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